

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2025 Legislative Session

Bill No. _____ CB-043-2025

Chapter No. _____

Proposed and Presented by _____ Council Member Dernoga

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Use Regulations – Principal Uses – Permitted Uses in CGO Zone

3 For the purpose of amending the uses permitted in the Commercial, General and Office (CGO)

4 Zone to encourage the conversion of existing office buildings into mixed-use developments.

5 BY repealing and reenacting with amendments:

6 Section 27-5102,

7 The Zoning Ordinance of Prince George's County, Maryland,

8 being also

9 SUBTITLE 27. ZONING.

10 The Prince George's County Code

11 (2023 Edition; 2024 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,

13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional

14 District in Prince George's County, Maryland, that Section 27-5102 of the Zoning Ordinance of

15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,

16 be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 27-5. USE REGULATIONS.

SECTION 27-5100. PRINCIPAL USES.

Sec. 27-5101. Principal Use Tables.

(d) Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																	
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																	
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones								Other Base Zones	Use-Specific Standards	
							NAC	TAC		LTO		RTO-L		RTO-H			
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge		RMH
*		*		*			*		*		*		*		*		*
Residential Uses																	
Household Living Uses	Artists' residential studios	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	X	27-5102(c)(1)(A) and refer to special exception standards
		*		*			*		*		*		*		*		*
	Dwelling, live-work	P	P	P	P	SE	P	P	P	P	P	X	P	X	P	X	27-5102(c)(1)(B) and refer to special exception standards
	Dwelling, multifamily	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	X	27-5102(c)(1)(D), 27-5102(c)(1)(E), 27-5102(c)(1)(G), and refer to special exception standards

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							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH		
	*																	
	Dwelling, townhouse	P	X	P	X	X	P	P	P	X	P	X	P	X	P	X	27-5102(c)(1)(G) and refer to special exception standards	
		Dwelling, two-family	P	X	P	X	X	P	P	P	X	P	X	P	X	P	X	27-5102(c)(1)(G) and refer to special exception standards

Sec. 27-5102. Requirements for Permitted Principal Uses

(c) Residential Uses

(1) Household Living Uses

(G) Residential Uses in the CGO Zone

(i) Multifamily, two-family, and townhouse dwellings shall be permitted in the CGO Zone Inside the Capital Beltway or within the Largo Town Center and shall not be permitted Outside the Capital Beltway, except as provided subsubparagraphs (ii), [and] (iii), and (iv) below.

(ii) Multifamily, two-family, and townhouse dwellings that are part of a group of adjoining lots or parcels in the CGO Zone that comprise less than 25 acres Outside the Capital Beltway or the Largo Town Center may be permitted by the approval of a special exception.

1 **(iii)** Multifamily, two-family, and townhouse dwellings that are part of a
2 group of adjoining lots or parcels in the CGO Zone that comprise 25 acres or greater in size may
3 be permitted by approval of a Planned Development (PD) Zoning Map Amendment pursuant to
4 Section 27-3602[.];

5 **(iv)** The foregoing provisions of subparagraph (G) shall not apply to the
6 conversion of seventy-five percent (75%) or more of an existing office building to a dwelling,
7 multifamily use, retail use and/or office use.

8 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
9 (45) calendar days after its adoption.

Adopted this ____ day of _____, 2025.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Edward P. Burroughs III
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.

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